

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: ZON-18972 - APPLICANT: CITY OF LAS VEGAS - OWNER: MAX JONES
PROFESSIONAL PLAZA

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **February 8, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.



Signature

2-3-07

Date

Please print name
P. R. ENGINEERING

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Jones Professional Center, LLC
1301 S. Jones Blvd.
Las Vegas, Nevada 89146

Tel: (702) 878-0959

Fax (702) 878-1325

January 30, 2007


Planning and Development Department
Current Planning Division
Development Services Center
731 South Forth Street
Las Vegas, Nevada 89101

RE: VAR-18973 and ZON-18972 Objection

Regarding the above noted Zoning and Variance requests for the property located at 1506 S. Jones Blvd., I am a Managing Member of Jones Professional Center, LLC whose address is 1301 S. Jones Blvd., Las Vegas, NV 89146 and I am opposed to both requests on the following basis:

1. The current development of this particular corridor of Jones Blvd has been mostly professional office space. This is consistent with the current zoning for the existing parcel and will provide for stable appreciation and consistent construction of this and the surrounding land. A modification of the existing zoning to C-1 (limited commercial) will disrupt the future continued development of the Jones corridor from an improving professional corridor to one that may represent the Charleston commercial corridor which is significantly less attractive for professionals. Our recent addition of 9,000 square feet as well as our original 5,000 square feet of development was done consistent with this zoning requirement, and I strongly oppose any zoning modifications.
2. The requested variance to reduce the front setback from 20 feet to 15 feet is no doubt to provide for additional parking as the applicant/owner appears to be attempting to overbuild the site by putting 21,551 square feet of office on such a small parcel. As the set back is to protect the aesthetics and safety of the entire corridor, I am opposed to this request as well. In addition to the aesthetics and safety factors that are created as a result of a reduction of the required set back, this will also disrupt the current development of this area, which in recent years has been steadily improving and will reduce the value of the property surrounding this development. Accordingly, I am strongly opposed to this variance.

Sincerely,



John Wightman
Manager/Member

ITEM # 2 + 3
CASE # ZON-18972 + VAR-18972
PC MTG 2-8-07 P

**Rich Properties, LLC
1301 S. Jones Blvd.
Las Vegas, Nevada 89146**

January 31, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: VAR-18973 and ZON-18972 Objection

Regarding the above noted Zoning and Variance requests for the property located at 1506 S. Jones Blvd., I am a Managing Member of Rich Properties, LLC whose address is 1301 S. Jones Blvd., Building A, Las Vegas, NV 89146 and I am **opposed** to both requests on the following basis:

The current development of this particular corridor of Jones Blvd has been mostly professional office space. This is consistent with the current zoning for the existing parcel and will provide for stable appreciation and consistent construction of this and the surrounding land. A modification of the existing zoning to C-1 (limited commercial) will disrupt the future continued development of the Jones corridor from an improving professional corridor to one that may represent the Charleston commercial corridor which is significantly less attractive for professionals. Our recent addition of 9,000 square feet as well as our original 5,000 square feet of development was done consistent with this zoning requirement, and I **strongly oppose** any zoning modifications.

The requested variance to reduce the front setback from 20 feet to 15 feet is no doubt to provide for additional parking as the applicant/owner appears to be attempting to overbuild the site by putting 21,551 square feet of office on such a small parcel. As the set back is to protect the aesthetics and safety of the entire corridor, I am opposed to this request as well. In addition to the aesthetics and safety factors that are created as a result of a reduction of the required set back, this will also disrupt the current development of this area, which in recent years has been steadily improving and will reduce the value of the property surrounding this development. Accordingly, I am **strongly opposed** to this variance.

If you have any questions, do not hesitate to contact me (702) 279-1305.

Sincerely,



Mark D. Rich, CPA

ITEM # 2 & 3
CASE # 20N-13972 + VAR-18972
PC MTG 2-8-07

f

City Council
City of Las Vegas
Planning Commission
400 Stewart Ave
Las Vegas NV.

Members of Planning Commission
Ref : ZON-18972 & VAR 18973

I strongly object to the re-zoning and variance request for Max Jones Professional Plaza. To put a 21,500 sq. ft building on 37,000 sq ft of property in an already congested area seems completely out of context. Located before a curve portion of Jones Blvd makes it even more congested. I do not know the standard for sq ft of parking per sq ft of building space but ; where do the cars park and how do they get in and out without impeding traffic flow?

Respectfully submitted



Robert T Mendenhall
1701 Duneville
Las Vegas Nv

ITEM # 2 + 3
CASE # ZON-18972 + VAR-18973
PC MTG 2.8.07

P



February 8, 2007

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

RE: APN 163-01-201-006

To Whom It May Concern,

My client, Richard T. Crawford dba Green Valley Grocery would like to go on record and object to the zone change to C1 regarding this future development. This is the only objection we have against this development.

I would appreciate that this letter be referenced in any City Council Meeting in regards to this matter. If you would like any further comment from me, I can be reached at 702.221.7000

Sincerely,
Burnham Real Estate

A handwritten signature in cursive script that reads "Robert L. Moore".

Robert L. Moore, CPM
Managing Partner
as agent for Richard T. Crawford
dba Green Valley Grocery

CC: RTC